

Torrance, California
October 28, 1952

MINUTES OF A REGULAR MEETING
OF THE CITY COUNCIL
OF THE CITY OF TORRANCE

The City Council of the City of Torrance convened in a Regular Meeting in the Council Chamber of the City Hall on Tuesday, October 28, 1952, at 8:05 P.M., Mayor Schwab presiding.

Those responding to roll call by City Clerk Bartlett were:
COUNCILMEN: Benstead, Blount, Drale Spelman and Schwab. Also present were City Manager Stevens and City Attorney Hall.

Councilman Benstead led the salute to our Flag.

As first order of business, Councilman Spelman moved the minutes of the Adjourned Regular Meeting of October 21, 1952, be approved. Motion, seconded by Councilman Benstead, carried.

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Councilman Spelman, digressing from the regular order of business, stated a problem had come up as a result of the Council's action in changing the name of "Via Colusa" to "El Portal", and asked Councilman Blount to read the letter he had received from Wm. A. Mason. The 3-page letter very strongly protested the action of the Planning Commission and the Council in making this street-name change without notification of any kind to the homeowners and set forth the many reasons for the objection. Following the reading, Councilman Spelman moved that the Council rescind its action on Items 7 and 8, Resolution No. 2038. Motion was seconded by Councilman Blount. Councilman Benstead asked the City Manager if he had received any calls of complaint and he replied that he, personally, had received none but that the office had received many protests. The motion carried unanimously.

Councilman Spelman asked that the City Attorney clarify the matter of street name changing and Mr. Hall replied that in cases of definite conflict, the Planning Commission can recommend name change without a hearing, but that where there is a complete change, notice should be given as set forth in the Ordinance. Councilman Spelman suggested that the Commission be contacted to ascertain if hearing had been held. There being several persons in the audience who were interested in this matter, Mayor Schwab called for oral comment. Questions were raised as to voting, etc., some notices being sent to "Via Colusa" and others to "El Portal", following which the group expressed its thanks to the Council for its action this evening. The suggestion was also made that notices of street name change give a more definite location than just a Tract Number, as many people did not know their tract number. Councilman Spelman moved that the Planning Commission hold hearings on all street name changes and post notices, except in cases where "avenue" is being changed to "Street" and similar minor changes, and that exact locations be given in the notices rather than just tract number. Motion, seconded by Councilman Benstead, carried.

Clerk Bartlett read the following:

WRITTEN COMMUNICATIONS

Request from Claud Sharp and Bob Schimmich for a permit to operate a new and used car lot at 1961 Torrance Blvd. Councilman Blount moved the Council grant the request, subject to the self-imposed restrictions set forth in the letter. Motion, seconded by Councilman Drale, carried unanimously by roll call vote. In response to inquiry by Councilman Spelman, the two gentlemen orally affirmed that no "junkers" would remain on the lot.

Letter from the Recreation Commission approving of the recommended policy of operation for the Adult Recreation Center. Matter of record. (The recommended policy as submitted by the Board of Directors of the Adult Center had been approved previously by the Council, subject to the concurrence of the Recreation Commission.)

Letter from Bruce Baumeister, attorney, relative to the City's suit against Property Management, advising the Highway Department would act on its budget for the proposed improvement of 174th St. between the 20th and 22nd of October. Councilman Blount moved the letter be filed as a matter of record.

Letter from Seaside Ranchos Homeowners Association requesting that sewer assessments in the district be made on a parcel basis. Due to the fact that the assessment district had already been set up, Councilman Spelman moved the letter be filed as a matter of record. Motion, seconded by Councilman Blount, carried.

PERSONNEL:

The following personnel has been appointed:

- (a) Edward S. Ancell, as a Janitor on a temporary basis, beginning Oct. 9, 1952, at the first salary step.
- (b) Bobbie G. Franklin (returned from Military Leave) as a Park Maintenance Man beginning October 13, 1952, at the third salary step.
- (c) Billy V. Felts, as a Laborer in the Water Department on a temporary basis, beginning October 16, 1952, at the first salary step.
- (d) Lawrence D. Schneider (returned from Military Leave) as a Fireman beginning October 16, 1952, at the fourth salary step.

The following personnel, having successfully served their probationary period as Firemen in the Fire Department, have been given permanent status as of October 1, 1952.

- (a) R.G. Collins
- (b) J.R. Hollomon
- (c) W. Russell
- (d) C.L. Robertson

Councilman Spelman moved the Council concur in the recommendations. In reply to inquiry by Councilman Benstead, City Manager Stevens stated that in the case of temporary employees, no eligible lists were available but that examinations were being called. Councilman Benstead suggested that when an eligible list is getting low, the Civil Service Commission should be so advised in order that an eligible list might be maintained at all times.

APPROPRIATIONS:

- 1. Initial payment to Donald Armstrong for legal services in connection with the Torrance Sand and Gravel case, the sum of \$843.75 (from Unappropriated Reserve).

Councilman Blount moved the Council concur in the recommendation. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

AWARD OF CONTRACT:

- 1. That the bid of E.C. Losch Company, who submitted the lowest responsible bid on Schedules I, III and IV of Specification No. 2 "Additions and Improvements to the Water Supply System" in the amount of \$181,689, be accepted and all other bids be rejected on these schedules.

Councilman Drale moved the Council concur in the recommendation. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Letter from City Manager recommending the installation of the following traffic control measures:

Four-way STOPS:

- (a) At Marcelina Avenue and Cravens Avenue
- (b) At Sonoma Street and Fern Avenue
- (c) At Arlington Avenue and Post Avenue

One-way STOP:
(a) Walnut Avenue at Huber Street.

Councilman Drale moved the Council concur in the recommendations. Motion, seconded by Councilman Spelman, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale, Spelman, Schwab. NOES: COUNCILMEN: Blount.

Letter from the Planning Commission recommending certain street-name changes. Councilman Blount moved the communication be returned to the Planning Commission "to make sure that the Ordinance has been complied with". Motion, seconded by Councilman Spelman, carried.

Transmittal form submitted by Mr. Patrick on Tract No. 18715, containing 46 lots to be developed by the G.R.G. Corporation at St. Andrews Place from 182nd St. to 186th St. Councilman Blount moved the Council concur in the recommendation of approval submitted by the Planning Commission and Mr. Patrick. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Letter from Mr. Patrick relative to the matter of sanitary sewers in proposed Tract No. 18243, which the Council returned to him for additional study. His letter set forth the reasons why sanitary sewers for this tract would be impractical and recommended approval of cess-pools and septic tanks. Councilman Drale stated he had gone over the property pretty thoroughly and also had discussed sanitary sewers with the residents in the area, and they did not feel they could go to the expense of sewers at thistime. Councilman Blount stated it would only be a question of time until the residents of the area would appear before the Council requesting sewers; that it was the people who had to pay for it, one way or the other, and that he felt sewers should be installed now, before the homes are sold; that the Council's first duty was to the citizens of the City, and the future citizens, not to the welfare of a subdivider who did not have the City's interests at heart and who, after selling his houses, would "skedaddle" out of town. City Manager Stevens reminded the Council that the estimated cost set forth in Mr. Patrick's letter was for the offsite sewer only, and did not include laying the sewer in the tract. Councilman Benstead asked if the matter couldn't be handled in the same manner as Seaside Heights, i.e., a connection fee to be charged as new "hook-ups" are made and refunded to the subdivider. City Attorney Hall stated that the City would possibly be in litigation shortly over its ordinance relative to the Seaside Heights sewer connection fee, but that he would look into the matter and report next agenda meeting. Councilman Spelman moved the matter be referred to the next agenda meeting for further study. Motion, seconded by Councilman Benstead, carried.

Letter from Mr. Patrick submitting Tract Map No. 18594, advising of approval by the Planning Commission, and stating that while this map covered the entire development of 1307 lots, the tract would be split into several smaller tracts and submitted individually for approval at a later date. Councilman Drale asked if consideration should be given for Police and Fire Sub-stations. Chief Stroh stated he believed his department would require only additional help and equipment; that no sub-station would be necessary. Chief Benner stated that the Board of Fire Underwriters recommend an engine company site be provided. Councilman Benstead stated he believed the park site should be increased from 5 to 10 acres. This being such a large project, Councilman Blount moved the Mayor arrange a meeting with the Planning Commission, to discuss the various "ramifications" and that each Councilman prepare a list of questions to be brought up. Motion, seconded by Councilman Spelman, carried.

Mr. Elsterman, engineer from South Bay Engineering Co., suggested that since the Planning Commission and Council are not always of the same opinion tentative maps should be submitted to the Council as well as the Commission; that in this way, the subdivider would know exactly what would be required of him before making his financial arrangements, etc., and there would be no undue delays. Councilman Spelman said he would have no objection to such a procedure but that the subdivider could avoid this problem by waiting until he had received final approval to make his financial arrangements. No action was taken on the suggestion.

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There being no other communications, Clerk Bartlett read title to:

RESOLUTION NO. 2333

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN CONTRACT AGREEMENT BETWEEN THE CITY OF TORRANCE AND WALLACE & TIERNAN SALES CORP. IN CONNECTION WITH THE WATER EXPANSION PROJECT OF THE CITY OF TORRANCE.

Councilman Spelman moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote. Councilman Spelman moved for the adoption of Resolution No. 2333. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

RESOLUTION NO. 2334

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN CONTRACT AGREEMENT BETWEEN THE CITY OF TORRANCE AND CLA-VAL CO., IN CONNECTION WITH THE WATER EXPANSION PROJECT OF THE CITY OF TORRANCE.

Councilman Drale moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote. Councilman Drale moved for the adoption of Resolution No. 2334. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

RESOLUTION NO. 2335

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN CONTRACT AGREEMENT BETWEEN THE CITY OF TORRANCE AND GRINNEL COMPANY OF THE PACIFIC IN CONNECTION WITH THE WATER EXPANSION PROJECT OF THE CITY OF TORRANCE.

Councilman Blount moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote. Councilman Blount moved for the adoption of Resolution No. 2335. Motion, seconded by Councilman Drale carried unanimously by roll call vote.

RESOLUTION NO. 2336

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN CONTRACT AGREEMENT BETWEEN THE CITY OF TORRANCE AND J.E. YOUNG PIPELINE CONTR., INC., IN CONNECTION WITH THE WATER EXPANSION PROJECT OF THE CITY OF TORRANCE .

Councilman Blount moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote. Councilman Benstead moved for the adoption of Resolution No. 2336. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

RESOLUTION NO. 2337

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN CONTRACT AGREEMENT BETWEEN THE CITY OF TORRANCE AND E.C. LOSCH CO. IN CONNECTION WITH THE WATER EXPANSION PROJECT OF THE CITY OF TORRANCE.

Councilman Spelman moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote. Councilman Spelman moved for the adoption of Resolution No. 2337. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

RESOLUTION NO. 2338

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE THAT CERTAIN GRANT OF EASEMENT FROM THE CITY OF TORRANCE TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY.

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In answer to inquiry by Councilman Benstead, City Manager Stevens explained this easement was being granted in order that the airport property might be better serviced; that it was not a franchise; and that no revenue would be received by the City. City Attorney Hall advised that, being interstate commerce, no fee could be collected. Councilman Blount moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote. Councilman Drale moved for the adoption of Resolution No. 2338. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

ORAL COMMUNICATIONS

Councilman Benstead asked if revenue was received by the City from pipelines under franchise and Mr. Stevens replied that we did.

Councilman Drale said he had two matters to present, the first being an unfenced sump in the Pueblo district belonging to American Rock Wool. He also asked the Council's opinion on changing the name of Hollywood Riviera district to Torrance Riviera, the Seaside Ranchos district to Torrance Ranchos, etc., stating that it was very confusing to strangers, as well as local people, and that identifying each area as a part of Torrance would be beneficial to the City as a whole. The Council was in accord with the suggestion but doubtful as to the outcome of such a program. It was suggested by Councilman Drale that possibly each homeowners' association could be contacted and asked to discuss the matter at some future meeting. Councilman Drale suggested the matter be discussed further at the next agenda meeting and no action was taken at this time.

City Attorney Hall advised the Council in a little more detail of the possibility of litigation over the City's ordinance requiring sewer connection fees in the Seaside Heights Sewer District; that he had been contacted by the attorney for the subdivider who had stated the funds would be deposited in trust for the City. No litigation having actually been started as yet, no action was taken at this time.

City Clerk Bartlett advised the Council that the City of Torrance had six new precincts and that lists would be furnished the Council prior to the election next Tuesday.

There being no further business, Councilman Spelman moved all bills properly audited be paid. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

At 9:20 P.M., on motion of Councilman Blount, seconded by Councilman Spelman, meeting adjourned to November 12, 1952.

A. H. Bartlett
CITY CLERK OF THE CITY OF TORRANCE

APPROVED:

W. W. Schwab
MAYOR OF THE CITY OF TORRANCE

Torrance, California
November 12, 1952

MINUTES OF A REGULAR MEETING OF
THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a Regular Meeting in the Council Chamber of the City Hall on Wednesday, November 12, 1952, at 8:00 p.m., Mayor Schwab presiding.

Those responding to roll call by City Clerk Bartlett were:
COUNCILMEN: Benstead, Blount, Drale, Spelman and Schwab. Also present were City Manager Stevens and City Attorney Hall.

Councilman Spelman led the salute to our Flag.

As first order of business, Councilman Benstead moved the minutes of the Regular Meeting of October 28, 1952, be approved as written. Motion, seconded by Councilman Blount, carried.

WRITTEN COMMUNICATIONS

City Clerk Bartlett read the following:

Request of South Bay Church of God for permission to park a trailer at 17661 Yukon Avenue, property of the Church, which is to be occupied by a young married couple acting as caretaker during the rainy season. Councilman Benstead moved the request be denied, as in his opinion this policy had not been followed in the past. Motion, seconded by Councilman Spelman, carried unanimously.

Notice of hearing before the Public Utilities Commission in the matter of the application of Southern California Gas Company for a general increase in gas rates. Councilman Drale moved that if a representative of the City of Torrance attends this hearing they register a "No" vote against the increase. Motion, seconded by Councilman Spelman, carried unanimously. It was decided that a letter of protest would accomplish the purpose.

Application of Associated Telephone Company, Ltd., before the Public Utilities Commission, for authority to increase certain rates and charges applicable to the sale of advertising in its telephone directories. Councilman Drale moved a letter of protest be forwarded to the Public Utilities Commission. ~~hearing~~ Motion, seconded by Councilman Benstead, carried unanimously.

Recommendations of City Manager:

PERSONNEL:

1. That an Account Clerk be employed on a temporary basis, effective November 7, 1952, to assist the City Treasurer in processing Sewer Assessment payments, compensation to be at the first step for the classification.

Councilman Spelman moved the Council concur in the recommendation. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Benstead moved a letter be forwarded to the Civil Service Board, requesting them to maintain an eligible list for the classified positions of the City. Motion, seconded by Councilman Drale, carried unanimously.

APPROPRIATIONS:

1. To Barclay Surveying Company for engineering services during October 1952, the sum of \$1,160.50. (\$478.50 chargeable to the Seaside Ranchos Sewer District, \$286 to the Storm Drain Projects and the remainder to the Engineering Department).
2. That the City purchase approximately one acre adjacent to McMaster Park, as a site for the one million gallon reservoir, and that the property be placed in escrow at once. (Purchase price to be \$4,300.)

Councilman Blount moved the Council concur with the recommendations, Items 1 and 2, under Appropriations. Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Letter from Planning Commission, recommending approval of the request of Mr. and Mrs. Leon Finch for a waiver of sideyard regulations on a proposed six-unit, income residence at the southwest corner of Amapola Avenue and Dominguez Street, the recommended set-back being ten feet on Amapola Avenue and five feet on Dominguez Street, including set-back for garages. Councilman Spelman moved the Council concur in the recommendations of the Planning Commission for waiver of sideyard regulations at the above address. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Recommendation of Planning Commission for approval of Case No. 246, petition of South Shore Motor Company for a Variance and Conditional Permit to permit the operation of a Lincoln-Mercury Sales, Service and Parts business, excluding metal and paint shop departments, at 1213 Engracia Avenue between Torrance Boulevard and Cravens Avenue, being in a C-1 (Retail Commercial) Zone. Approval was recommended per "Exhibit A" and subject to the provision that body repair and paint departments are excluded. Councilman Drale moved the Council concur in the recommendation of the Planning Commission per "Exhibit A". Motion, seconded by Councilman Spelman, carried unanimously by roll call vote.

Recommendation of Planning Commission for approval of Case No. 247, petition of Poultry and Rabbit Fertilizer Association for a Variance and Conditional Permit to permit a fertilizer grinding and storage operation at 5301 Del Amo Boulevard (on Wood Callahan Oil Lease), located in an A-1 (Light Agricultural) Zone and consisting of five acres. Approval was recommended for a period of one year only. Councilman Drale moved the Council concur in the recommendation of the Planning Commission on Case No. 247. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale, Spelman and Schwab. NOES: COUNCILMAN: Blount. ABSENT: COUNCILMEN: None.

Recommendation of Planning Commission for approval of Tract No. 16898, located 991' north of 182nd Street, from Crenshaw Boulevard to Casimir Avenue, 990' south of 174th Street, consisting of 119 lots and subdivided by R. B. Hedberg. Councilman Drale moved the Council concur in the recommendation of Planning Commission for approval of Tract No. 16898. Motion seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale and Schwab. NOES: COUNCILMEN: Blount and Spelman. ABSENT: COUNCILMEN: None.

Communication from Mr. John R. Patrick, Assistant to the City Engineer, regarding sewers for Tract No. 18243, which had been returned to the Engineering Office to determine the possibility of installing sanitary sewers therein. Mr. Patrick stated that it had been found possible to sewer this sixteen lot tract by flattening the grade of the line that is to be constructed along 171st Street to a .26% grade. City Manager Stevens recommended that this tract be sewered by lowering the grades in the lines and that the cost of lowering the lines be borne by the subdivider of the sixteen lots. Councilman Benstead moved the Council concur in the recommendation of Mr. Stevens. Motion, seconded

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by Councilman Spelman, carried unanimously by roll call vote.

Recommendation of the Recreation Commission "to urge the City Council to approve the recommended expenditures as set forth in the minutes of the City Council meeting of September 23, 1952, as to the improvement of Torrance Park and McMaster Park for this coming year." The communication also stated that the entire Commission was unanimously in favor of carrying out these proposed steps of improvement of facilities, and that they did not feel the Civil Service examination for Director should hold up these jobs. Councilman Benstead stated that he did not feel official action should be taken until the matter had been more thoroughly studied, and moved the subject be discussed at the next Agenda meeting. Motion, seconded by Councilman Blount, carried unanimously.

Recommendation of the Recreation Commission that the City Council appropriate \$1,250 to assist the different organizations who sponsor Christmas parties for children in the four City neighborhoods, to be distributed as follows:

Walteria ----- \$225 (Walteria Businessmen's Assn.)
El Retiro-Seaside -- \$225 (Sportsman's Club and Home-
owners' Assn.)
North Torrance ----- \$375 (No. Torrance Improvement Assn.)
Central Torrance --- \$425 (Lions Club)
\$1,250 Total

Councilman Blount moved that this recommendation also be held over for discussion at the next Agenda meeting. Motion, seconded by Councilman Spelman, carried unanimously.

City Clerk Bartlett read title to:

RESOLUTION NO. 2339

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF TORRANCE RESCINDING A PORTION OF RESOLUTION
NO. 2308.

Councilman Spelman moved to dispense with further reading of Resolution No. 2339. Motion, seconded by Councilman Blount, carried unanimously by roll call vote. Councilman Spelman moved for the adoption of Resolution No. 2339. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

RESOLUTION NO. 2340

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND
CITY CLERK TO EXECUTE THAT CERTAIN AGREEMENT BE-
TWEEN THE CITY OF TORRANCE AND THE SOUTHERN CALI-
FORNIA EDISON CO.

Councilman Benstead moved to dispense with further reading of Resolution No. 2340. Motion, seconded by Councilman Blount, carried unanimously by roll call vote. Councilman Benstead moved for the adoption of Resolution No. 2340. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

RESOLUTION NO. 2341

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND
CITY CLERK OF THE CITY OF TORRANCE TO ACCEPT THAT
CERTAIN GRANT OF EASEMENT FROM MARK INVESTMENT
COMPANY.

Councilman Spelman moved to dispense with further reading of Resolution No. 2341. Motion, seconded by Councilman Drale, carried unanimously by roll call vote. Councilman Spelman moved for the adoption of Resolution No. 2341. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

ORDINANCE NO. 620

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TORRANCE ESTABLISHING CERTAIN TRAFFIC CONTROL
MEASURES PURSUANT TO ARTICLE IV, ORDINANCE NO. 446.

Councilman Drale moved to dispense with further reading of Ordinance No. 620. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote. Councilman Drale moved for the adoption of urgency Ordinance No. 620 at its first and final reading. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Drale, Spelman and Schwab. NOES: COUNCILMAN: Blount. ABSENT: COUNCILMEN: None.

ORDINANCE NO. 621

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TORRANCE PROHIBITING THE OCCUPANCY OF RESIDENTIAL
DWELLINGS PRIOR TO FINAL INSPECTION AND CERTAIN
OTHER CONDITIONS.

Councilman Benstead moved to dispense with further reading of Ordinance No. 621. Motion, seconded by Councilman Blount, carried unanimously by roll call vote. City Manager Stevens called attention to the fact that the words "certain of" had been inserted in the first line of the second paragraph, which now reads as follows: "WHEREAS, it has become the practice in certain of such newly developed". Councilman Benstead moved for the adoption of urgency Ordinance No. 621 at its first and final reading. Motion, seconded by Councilman Blount, carried unanimously by roll call vote.

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ORAL COMMUNICATIONS

Councilman Benstead reported a hazardous condition at 213th Street and Border Avenue in the form of a ditch dug along the tracks, apparently by the railroad company, and suggested that immediate steps be taken to remedy the hazard. City Manager Stevens explained that they were putting in new girder rails and that he had this day visited the site and talked with the Foreman, who told him the rails were now in and that they were going to fix it up at once.

Councilman Benstead reported a strip of unpaved street on Greenwood Avenue between Carson Street and Monterey Street, being on the east side of the street, which he suggested be paved at an early date. City Manager Stevens replied that he would see what could be done about it.

Councilman Benstead pointed out that recommendations from the Planning Commission were being forwarded to the Council signed by three different persons, Mr. John R. Patrick, Assistant to the City Engineer, Mr. Earle A. Lloyd, Planning Consultant, and Mr. B. B. Smith, President of the Planning Commission. Councilman Benstead moved that all communications making recommendations to the Council from the Planning Commission be signed by the President of the Planning Commission. Motion, seconded by Councilman Drale, carried unanimously.

Councilman Spelman stated that he would like to suggest to the Traffic Commission that they consider a reduction in the speed limit in the Seaside Ranchos district from twenty-five miles per hour to ten miles per hour, the same old problem being the high percentage of small children in the area. He said they had another idea, which involves parking on streets in the residential area, that they were going to work on if they could get the people to go along.

Councilman Spelman asked City Manager Stevens if he would get in touch with the sewer contractors in Seaside Ranchos and caution them about leaving some of the holes open for a period of days, stating that small children could fall into them and cause trouble.

Councilman Spelman moved that a letter be written to the Governor of the State of California, discussing the traffic problem at the intersection of Roberts Road and Pacific Coast Highway, as well as the

two intersections of Pacific Coast Highway leading into Hollywood Riviera, and that it be pointed out that we have had no success in dealing with local or State agencies in the County of Los Angeles. Motion, seconded by Councilman Blount, carried unanimously. Councilman Spelman further suggested that City Attorney Hall could help some in framing the letter, so that it will be as effective as possible.

City Manager Stevens pointed out that in approving the laying of sewers in Tract No. 18243, the actual approval of the Tract Map had been overlooked. Councilman Benstead moved that Tract Map No. 18243 be approved, providing the recommendations of the City Manager are made a part of the Tract Map. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

City Manager Stevens stated that several weeks ago the Council had approved Tract No. 15272, adjacent to the Seaside Heights Tract containing approximately sixty lots. The matter of a sewer connection fee, in accordance with a recent ordinance, was discussed and at the last Agenda meeting Mr. Hall stated that he had conferred with the Attorney for the developer and recommended that the City accept a bond to cover the cost of the sewer connection fee, the disposition of the bond to depend on a court decision. City Attorney Hall stated he would approve the tract map, subject to the usual bond and a further bond in the amount of the sewer connection charge, which bond would be exonerated in the event the Court declares it to be an illegal charge. Councilman Spelman moved the Council concur with the recommendations of the City Attorney regarding Tract No. 15272. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

City Manager Stevens advised that the Los Angeles County Flood Control District had requested that by the 18th of November we set up priorities for our Flood Control Projects. He explained that the North Torrance Project No. 242 should be the Number One Priority, as it is the only one that can be built independent of the City of Los Angeles or the County of Los Angeles. The Central Project No. 241 will have to be constructed in connection with the City of Los Angeles, who have set a deadline of July 1954 for completion of plans, which means that construction may be a year after that. The Southern Project No. 245 depends entirely upon the construction of the Lomita Storm Drain by the County. Mr. Stevens recommended that Project No. 242 be placed first, Project No. 241 placed second and Project No. 245 third. Councilman Spelman moved the Council concur with the recommendations of Mr. Stevens. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

There being no further business, Councilman Blount moved all bills properly audited be paid. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

At 8:53 p.m. Councilman Drale moved the meeting adjourn. Motion, seconded by Councilman Blount, carried unanimously.


CITY CLERK OF THE CITY OF TORRANCE

APPROVED:


MAYOR OF THE CITY OF TORRANCE